



*Plan and Zoning Commission
Staff Report*

Meeting Date: September 6, 2016

Agenda Item: Irvinedale Subdivision Rezoning
Report Date: August 31, 2016 *ESC*
Prepared By: Emily Bodeker
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approve the request to rezone property owned by Jerry's Homes Inc. from R-1, One-Family Residence District, to R-3, Multiple-Family Residence District restricted to single family.

Project Summary:

Jerry's Homes Inc. is requesting to rezone property from R-1, One-Family Residence District, to R-3, Multiple-Family Residence District restricted to single family. The request is for approximately 55.93 acres. The subject property is located in the northwest quadrant of Ankeny, generally north of NW 18th Street and the High Trestle Trail and east of NW Irvinedale Drive.

The Comprehensive Plan shows the subject area as Low Density Residential and Bluebelt/Greenway. The proposed rezoning is consistent with the Land Use Plan.

The property to the west and north of the subject property is currently zoned R-1, One-Family Residence District, the property to the east is zoned R-2, One-Family and Two-Family Residence District, and the property to the south is zoned R-3, Multiple-Family Residential District with restrictions. The restrictions on the property to the south include restricting the eastern portion of that property to bi-attached or single family residential and the remaining portion being restricted to single family residences.

The developer has submitted the required rezoning petitions consisting of the signatures of more than 50% of the land area subject to the rezoning, as well as the signatures of the owners of at least 60% of the land within 250' of the subject property. Property owners of land totaling 76.01% of the land within 250' feet signed petitions, which is 22% of the property owners.

Public Hearing:

On August 16, 2016 the Plan and Zoning Commission held a public hearing on the proposed rezoning. There were no additional questions or discussion from any members of the public or the Plan & Zoning Commission. A complete recap of the discussion can be found in the minutes from the August 16th P&Z meeting.

Summary:

The proposed rezoning is consistent with the Land Use Plan and there were no additional questions or concerns at the public hearing. Therefore, staff recommends that the Plan and Zoning Commission recommend City Council approve the request to rezone property from R-1, One-Family Residence District to R-3, Multiple-Family Residence District restricted to single family.